

**REAL ESTATE APPRAISERS BOARD  
MINUTES  
MADISON, WISCONSIN  
September 29, 1999**

**PRESENT:** Paul "Rick" Vozar, Patrick Bucket; Lill Hauschild, Mary Reavey, LaMarr Franklin (by teleconference)

**EXCUSED:** Gary Cuskey, James Caven

**STAFF PRESENT:** Deputy Secretary June Suhling, Alfred Hall, Jr., Becky Fry and Ruby Jefferson-Moore (Legal Counsel); Division of Enforcement staff were present for portions of the meeting.

**GUESTS:** None

**CALL TO ORDER**

The meeting was called to order at 9:45 a.m. by Rick Vozar, Chair, upon confirmation that the public notice was timely given. A quorum of five members was present.

**AGENDA**

**MOTION:** Patrick Bucket moved, seconded by LaMarr Franklin, to adopt the agenda as published. Motion carried unanimously.

**MINUTES (8/26/99)**

**MOTION:** Patrick Bucket moved, seconded by LaMarr Franklin, to approve the minutes as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT**

**Deputy Secretary's Report**

Deputy Secretary Suhling informed the Board that the budget has not been passed.

**Bureau Director's Report**

Alfred Hall indicated that he will be attending the Association of Appraiser Regulatory Officials (AARO) meeting next week and he will be talking with representatives from Minnesota and Illinois regarding the issue of flipping.

**LEGISLATIVE ISSUES**

Nothing to report at this time.

## **ADMINISTRATIVE RULES**

### **Proposed Rules Relating to Incorporating Revision to USPAP**

Alfred Hall indicated that the scope statement was published in September.

Ruby Jefferson-Moore questioned whether there are any changes to Uniform Standards of Professional Appraisal Practice (USPAP) for the 2000 edition.

Alfred Hall indicated that he will be made aware of any changes at the AARO meeting and he will inform the Board.

## **EXAMINATION ISSUES**

### **National Appraiser Examinations**

The Board referred to the memo included in the agenda packet from Darwin Tichenor, indicating the contract to review the examination content outline was awarded to Experior Assessments. The Appraisal Foundation Standards and Qualifications unit is in the process of reviewing exam questions written by various vendors.

Nothing further to discuss.

## **DEPARTMENT OF ENFORCEMENT ISSUES**

Nothing to report at this time.

## **APPRAISAL SUBCOMMITTEE**

Nothing to report at this time.

## **APPRAISAL STANDARDS BOARD**

### **USPAP Q & A – May and June 1999**

Copies of the USPAP Q & A –May and June 1999 were included in the agenda packet for information only.

Nothing further to discuss.

### **Mid-Year Summary of Meetings – First and Second Quarters, 1999**

Copies of the Mid-year Summary of meetings were included in the agenda packet for information only.

Nothing further to discuss.

## **APPRAISAL QUALIFICATIONS BOARD**

Nothing to discuss.

### **MSCELLANEOUS CORRESPONDENCE/INFORMATION**

#### **Missouri Reciprocal Agreement, 8/13/99, Kolb**

Ruby Jefferson-Moore informed the Board of the issues of a criminal conviction requirement and a state rules exam that exist with regards to an agreement for reciprocity with Missouri.

#### **Facsimile From WRA Regarding LRB-34321/1 and LEB-3483/1, Relating to Property Appraisals for Homeownership Mortgage Loans (WHEDA), 9/14/99, Conrad**

Debbie Conrad, from Wisconsin Realtors Association, explained the legislation that is being proposed in regards to drive-by evaluations.

The Board had some concerns with the proposed legislation. There was a question as to what is meant by property value insurance and how property value is insured.

Ruby Jefferson-Moore explained that she spoke with a Wisconsin Housing and Economic Development Authority (WHEDA) representative who indicated that the appraised property value insurance, issued by Mortgage Guaranty Insurance Corporation (MGIC), would guarantee the accuracy of the stated purchase price.

The Board indicated further concern with the proposed legislation regarding the savings of time and cost, resulting from property value insurance. They also discussed the issue of inaccurate valuation. There has not been a complaint brought to the Board from WHEDA regarding an inaccurate valuation and WHEDA needs to be made aware of the complaint process if inaccurate valuations are a problem.

The Board discussed a concern regarding the Analysis prepared by the Legislative Reference Bureau, regarding moving to loans being based on 97% of the purchase price rather than the appraised value.

The Board requested that a representative from WHEDA attend the next Real Estate Appraisers Board meeting to discuss the concerns of the Board.

Debbie Conrad informed the Board of proposed legislation to increase training for appraisers.

#### **Appraisers Webpage Gets National Tryout, 8/01/99, Milwaukee Journal Sentinel**

Information was included in the To-Pass Folder. Alfred Hall will send Board members a copy of the article regarding the software the Appraisal Institute will be considering.

### **NEW BUSINESS**

Nothing to report at this time.

## **RECESS TO CLOSED SESSION**

**MOTION:** Lill Hauschild moved, seconded by Mary Reavey, to convene the meeting in Closed Session pursuant to Sections 19.85(1)(b) and (f), Wis. Stats.: to consider the licensing or discipline of a person licensed by the Department or the investigation of charges against such a person. Specifically, to discuss the issue of case status reports, case closings, monitoring reports, deliberations on stipulations that may be signed after printing of the agenda, pending applications, and disciplinary proceedings. Motion carried by a roll call vote: LaMarr Franklin-yes; Lill Hauschild-yes; Mary Reavey-yes; Patrick Buckett-yes; Rick “Paul” Vozar-yes.

Closed Session convened at 10:05 a.m.

The Board deliberated on case status reports, stipulations, case closings, monitoring issues and final decision and order.

## **RECONVENE IN OPEN SESSION**

By consensus the Board reconvened in open session at 11:05 a.m.

## **VOTING ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION**

### **FINAL DECISION AND ORDER**

**MOTION:** Patrick Bucket moved, seconded by Mary Reavey, to adopt the Findings of Fact and Conclusions of Law as amended, for LS9809081 APP 94 APP 025, Peter Melone. Motion carried unanimously.

**MOTION:** Mary Reavey moved, seconded by LaMarr Franklin, to authorize James Caven and Rick Vozar to handle the amendment and review of LS9809081 APP 94 APP 025, on behalf of the Board. Motion carried unanimously.

### **CASE CLOSING**

The Board agreed to refer case 98 APP 049, to the Division of Enforcement.

**MOTION:** Lill Hauschild moved, seconded by LaMarr Franklin, to close 97 APP 031, William Baker, for administrative closure for no jurisdiction. Motion carried unanimously.

### **MONITORING REPORT**

**MOTION:** LaMarr Franklin moved, seconded by Lill Hauschild, to table the matter concerning the monitoring report concerning Ralph Banke. Motion carried unanimously.

**MOTION:** Mary Reavey moved, seconded by LaMarr Franklin, to table the monitoring report concerning Allen J. Carnine waiting for his reply. Motion carried unanimously.

**SUCH OTHER ITEMS AS AUTHORIZED BY LAW**

Nothing to report.

**ADJOURNMENT**

**MOTION:** LaMarr Franklin moved, seconded by Patrick Buckett, to adjourn the meeting at 11:10 a.m. Motion carried unanimously.

Next Meeting: November 17, 1999